

Preliminary Assessment Report

Project 6634660, 3519 SW 105TH ST

Assessment Completed: 1/17/2018

Project Description: Construct new 2-story 2950 SF SFR on vacant lot

Primary Applicant: [Alexey Ancheyev](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Matt Recker, Matthew.Recker@seattle.gov

SDCI Land Use Requirements

Emily Lofstedt, (206) 386-0097, Emily.Lofstedt@Seattle.gov

SDCI Preapplication Site Visit Requirements

Christopher Bennett, (206) 256-5448, christopher.bennett@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Rachel Huck, (206) 386-1108, Rachel.Huck@seattle.gov

Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Water Availability

SPU Staff, (206) 684-3333, SPUWaterAvailability@Seattle.Gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **SW 105th St; 35th Ave SW; SW 106th St**

Sanitary sewer main size: **8" dia. (in each street)**

Storm drainage main location: **None nearby**

Drainage

No Available Point of Discharge for Drainage

There is no available off-site point of discharge for drainage from this site.

Where it has been determined by the Director that there is no off-site point of discharge (i.e. there is no public storm drainage system within the site frontage or that could be feasibly extended to the site) the project must first demonstrate that runoff from all hard surfaces in the area of development will infiltrate on-site as described below. If infiltration is first demonstrated to be infeasible, the runoff from all hard surfaces may be dispersed on-site using a Dispersion BMP from the [Seattle Stormwater Manual](#), Volume 3, Section 5.3 if feasible. The feasibility and the design of Onsite infiltration or Dispersion BMP's feasibility must be demonstrated before Drainage Review will be approved.

In order to infiltrate on-site when there is no off-site point of discharge, infiltration feasibility must first be demonstrated and the Drainage Control Plan must be prepared by a licensed Civil Engineer. In addition to meeting other minimum requirements for the project, the infiltration facility shall be designed to infiltrate the runoff volume from the area of development for the storm event with a 4 percent annual probability (25-year recurrence interval flow) and be sized so that overflows do not exceed 0.0001 cfs during the peak flow with a 4 percent annual probability (25-year recurrence flow). See [Seattle Stormwater Manual](#), Volume 3, Section 4.3.2.1.

If the site is within 10 times the height of an ECA Steep Slope or an ECA Landslide Prone Area, to a maximum of 500 feet above the slope, a detailed slope stability analysis, completed by a licensed Geotechnical Engineer, is required to verify that an infiltration facility or a dispersion BMP will have no harmful effect on the landslide-prone or steep slope area and adjacent properties.

Infiltration Investigation Required: **Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the DPD Stormwater Code website. <http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

Project Type and Drainage Basin

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **On site Infiltration (if feasible)**

Project Type: **Single-family**

Drainage Basin: **NA**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per [SMC 22.807.020](#). Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per [SMC 22.805.030.A](#), [SMC 22.805.040.A](#), or [SMC 22.805.050.A](#). Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Single-Family projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per [SMC 22.805.030.B](#) and Director's Rule 17-2017, [Stormwater Manual Vols. 1-5](#).

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **Sanitary sewer mainline.**

The site is designated as a high probability of having a Special Sewer Connection Charge (SMC 21.24.030). If a charge is required, a "[Special Sewer Connection Charge Contract](#)" must be executed by the applicant prior to side sewer permit issuance. Vacant parcel

King County Capacity Charge: All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD Director's Rule 4-2011, [Requirements for Design and Construction of Side Sewers \(Drainage and Wastewater Discharges\)](#)) is located at the following: **Onsite Infiltration (if feasible).**

Side Sewer

Other side sewer issues:

See "other requirements" below.

Other Requirements

- The site is landlocked. The preliminary site plan shows a proposed easement from SW 105th St. A side sewer easement agreement will be required to reach the public right-of-way and a new connection will be required on the public sewer mainline if none of the neighboring properties provide legal access to an existing side sewer.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

SW 105TH ST

Based on the documents provided, no street improvements are required per [SMC 23.53.015](#) and [SMC 23.53.006](#).

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#).

Land Use

An arborist report may be required. See Tip 242, [Tree Protection Regulations in Seattle](#) for more detail.

Notes to Applicant

Please provide documentation that this is a legal lot per Tip 255. Access to SW 105th Street required per SMC 23.53.005. If not a legal lot, please submit for a short plat to create this lot.

Other Requirements

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

SW 105TH ST

Street conditions:

Asphalt paving

Visible pavement width is: 17LF

Curb conditions:

No curb adjacent to site

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-5](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#).

Inspectors Notes

1) Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

Seattle City Light Requirements

Street/Alley Requirements

SW 105TH ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i).

Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There is an overhead high voltage line along SW 105th St.

Easements

SCL power easement is required. Property survey may be required at project's expense. City Light requires an easement to serve this site.

Other requirements: UNDERGROUND electrical services to this site will likely be required. An easement area sufficient in width to accommodate underground infrastructure is required. Underground electrical facilities/conductors require separation from other utilities and structures. Review City Light Construction Standard 0214.00. Please contact your Electrical Service Representative well in advance of construction to discuss City Light's requirements for electrical service connection and to confirm a viable easement location and dimension. Failure to contact City Light in advance to plan utilities for the development site(s) may result in significant delays for review and costly service connections. The design of the distribution system to serve the site shall be within the sole discretion of City Light. It is also recommended that the project contact SDCI's electrical inspection division to confirm that the electrical services to each site will be in compliance with National Electrical Code requirements.

Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate temporary power for construction. Your Electrical Service Representative is: Beverly Kirry-Chambers, 206-386-4247, beverly.kirry-chambers@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 2: Over-the-Counter. Obtain from SDOT concurrently with building permit.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

Existing conditions review

The city's [Right-of-Way Improvements Manual](#) identifies recommended curb-to-curb, planting strip, and sidewalk widths by street type. Neighborhood Yield Street

Consider pedestrian and bicycle accessibility and safety enhancements along the existing [Safe Routes to School](#) walking route.

Street Improvement Requirements

SW 105TH ST

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

SPU Requirements

Water Availability

Your water availability assessment has been approved.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).